

## Town Hall Committee Meeting Minutes

### June 26, 2007

Present: Paul Cuetara, chair, Rich Goeselt, Ben King, Jane Palmer, George Chauncy

Absent: Red Mabey, Craig Salomon, Steve Miller

The meeting was devoted to the review of the Town Hall Bell Tower assessment report prepared by Emanuel Engineering, Inc. The committee was favorably impressed with the detail and thoroughness of the engineering evaluation. The close up pictures of portions of the tower made possible by the use of our town ladder truck were also very helpful.

The good news is that the internal timber structure is in good to excellent condition with the possible exception of the lower tower corner posts behind the rotten soffits. This structural area can only be examined when the soffits are removed.

The bad news is that external siding/sheathing of the tower is in bad shape with extensive rotting of the tower soffits, frieze boards, and capitals. Much of the siding must also be replaced. The metal roofing on which the bell tower rests is rusted and leaking resulting in the rotted soffits and frieze boards. The clock tower roof also needs replacement

The committee discussed whether the bell tower restoration should be done in stages or funded to be completed in one project. The decision to restore the tower as one project was influenced by the significant cost of erecting the scaffolding. Once in place it makes sense to restore the tower from the weathervane on down. The committee also discussed making minor improvements like replacing the wire screened openings on the bell tower with louvers backed by screening that would give the tower a more finished look.

The RFP draft will be prepared by Mabey, Cuetara, and Goeselt to be reviewed by the full committee and then presented to the Selectmen for approval. The sequence of events of the RFP completion we hope to reach is as follows: completion of the RFP draft by mid July, committee review and Selectmen approval by mid August, RFP out for bids in September, vendor selection by end of October, early November, with a contract calling for work to commence in the Spring of 2008. This is all predicated on the financing being available.

The bell tower assessment also makes clear that the next order of priority is shingle replacement of the hall roof itself. This work also ties in with the decision of what to do with the kitchen addition which has major leakage and mold damage. Since the handicap ramp needs to be moved to the rear of the building in order to remove the cement slab in front which is rotting the front sill, a decision needs to be made as to whether the kitchen is necessary or desirable for the long term use of the hall. The committee is in agreement that the front cement, cinder block and brick approach to the hall is a real eyesore and a major detractor of its historic appearance.

Respectfully submitted,  
Rich Goeselt, vice-chair & secretary